

US Bank National Association, as Trustee for the Structured  
Asset Securities Corporation Mortgage Pass-Through  
Certificates Series 2005-RMS1

## NOTICE OF FORECLOSURE SALE

Plaintiff,  
vs.

Case No. 12-CV-00063

Jill Philippi a/k/a Jill S. Philippi, Wilmington Finance, a  
division of AIG Federal Savings Bank a/k/a Wilmington  
Finance, Inc. and Capital One Bank a/k/a Capital One Bank,  
(USA) N.A.

Defendants.

RECEIVED  
2012 AUG -6 AM 10:49  
WAUKESHA SHERIFF  
PROCESS DIVISION

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on March 22, 2012 in the amount of  
\$188,608.38 the Sheriff will sell the described premises at public auction as follows:

TIME: October 8, 2012 at 9:00 a.m.

TERMS: Pursuant to said judgment, 10% of the successful bid must be paid to the sheriff at the sale in cash, cashier's check or certified funds, payable to the clerk of courts (personal checks cannot and will not be accepted). The balance of the successful bid must be paid to the clerk of courts in cash, cashier's check or certified funds no later than ten days after the court's confirmation of the sale or else the 10% down payment is forfeited to the plaintiff. The property is sold 'as is' and subject to all liens and encumbrances.

PLACE: In the main lobby of the Sheriff Department/Justice Center, Door #8 (new building behind courthouse)

DESCRIPTION: That part of the Northwest ¼ of Section 20, Township 8 North, Range 20 East, in the Village of Lannon, County of Waukesha, State of Wisconsin, described as follows: Commencing at a point on the section line between Section 19 and 20 which point is 453.50 feet South of the Northwest corner of said Section 20; thence East 144.75 feet; thence South 70 feet; thence West 144.75 feet to the Section line; thence North 70 feet to the point of commencement; excepting therefrom the West 24.75 feet used for road purposes. Also That part of the Northwest ¼ of Section 20, Township 8 North, Range 20 East, in the Village of Lannon, Waukesha County, Wisconsin, bounded and described as follows: Commencing at the Northwest corner of Section 20-8-20; thence South along the West line of the Northwest ¼, 523.00 feet; thence East 144.75 feet to the place of beginning; thence continuing East 29.00 feet; thence North 69.50 feet; thence West 29.00 feet; thence South 69.50 feet to the place of beginning.

PROPERTY ADDRESS: 7132 N Lannon Rd Lannon, WI 53046-9784

DATED: August 2, 2012

Gray & Associates, L.L.P.  
Attorneys for Plaintiff  
16345 West Glendale Drive  
New Berlin, WI 53151-2841  
(414) 224-8404

Please go to [www.gray-law.com](http://www.gray-law.com) to obtain the bid for this sale.

**Daniel J. Trawicki**

Dan Trawicki  
Waukesha County Sheriff

Gray & Associates, L.L.P. is attempting to collect a debt and any information obtained will be used for that purpose. If you have previously received a discharge in a chapter 7 bankruptcy case, this communication should not be construed as an attempt to hold you personally liable for the debt.